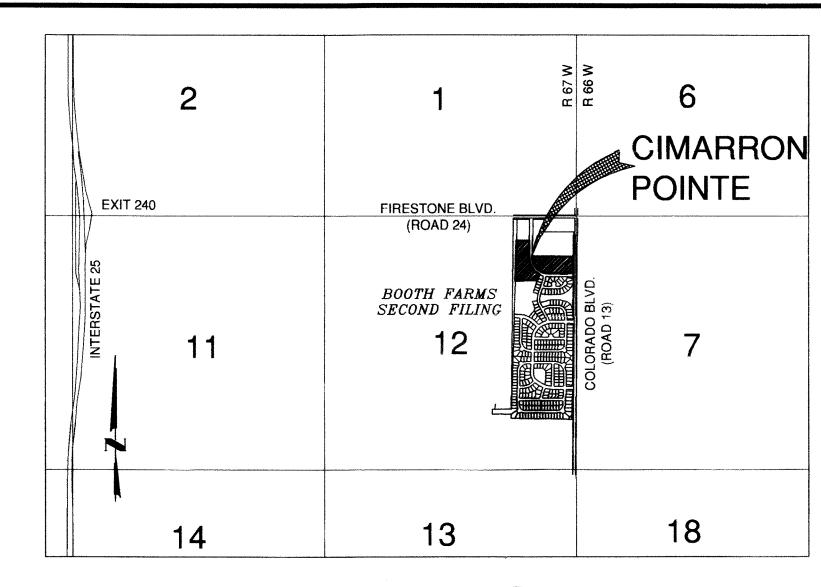
#### DEDICATION AND OWNERSHIP: 3233500 11/05/2004 02:17P Weld County, CO 1 of 1 R 11.00 D 0.00 Steve Moreno Clerk & Recorder FINAL PLAT KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, HALL FAMILY PARTNERSHIP OF FIRESTONE, LLC, AND CIMARRON AT BOOTH FARMS, LLC, BEING THE OWNERS OF THE LAND SHOWN HEREON AND IS DESCRIBED AS FOLLOWS: CIMARRON POINTE OUTLOT "H". AND OUTLOT "I". THE 1ST REPLAT OF OUTLOTS H, I, J & N, BOOTH FARMS SECOND FILING, TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: OUTLOT H: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 12: THENCE SOUTH 00°33'04" WEST, ALONG THE WEST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 488.43 FEET A REPLAT OF OUTLOTS H AND I, THE 1ST REPLAT OF OUTLOTS H, I, J & N, THENCE NORTH 90'00'00" EAST A DISTANCE OF 83.56 FEET TO THE POINT OF BEGINNING BOOTH FARMS SECOND FILING, LOCATED IN THE NE 1/4 OF SECTION 12, THENCE CONTINUING NORTH 90°00'00" EAST, ALONG SAID LINE, A DISTANCE OF 262.71 FEET TO A POINT; THENCE SOUTH 00"1'55" WEST A DISTANCE OF 343.14 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 6218'55", A RADIUS OF 410.50 TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, FEET AND AN ARC LENGTH OF 446.46 FEET (CHORD BEARS SOUTH 30'57'32" EAST, 424.78 FEET) TO A POINT; THENCE SOUTH 1974'43" WEST A DISTANCE OF 124.61 FEET TO A POINT; THENCE SOUTH 89'36'31" WEST A DISTANCE OF 465.69 FEET TO A POINT; TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO THENCE NORTH 01°50'49" EAST A DISTANCE OF 828.67 FEET TO THE POINT OF BEGINNING. CONTAINING 273,757 SQUARE FEET OR 6.285 ACRES, MORE OR LESS. SHEET 1 OF 1 OUTLOT I: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 12; THENCE SOUTH 00"24'59" WEST A DISTANCE OF 805.82 FEET TO A POINT; NW COR. NE 1/4 NE 1/4 SEC. THENCE NORTH 89"35"01" WEST A DISTANCE OF 50.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY 12 T.2N. R.68W. 21/2" ALUM. S89 48'05"E (BASIS OF BEARING) ` NORTH LINE OF THE NORTHEAST QUARTER CAP(ILLEGIBLE) OF COLORADO BOULEVARD (ROAD 13), AND THE POINT OF BEGINNING; THENCE SOUTH 00"24'59" WEST. ALONG SAID WESTERLY RIGHT-OF-WAY OF COLORADO BOULEVARD (ROAD 13), A OF THE NORTHEAST QUARTER OF SEC. 12 DISTANCE OF 337.68 FEET TO A POINT; THENCE NORTH 89°35'01" WEST A DISTANCE OF 120.70 FEET TO A POINT; THENCE SOUTH 00°24'59" WEST A DISTANCE OF 28.50 FEET TO A POINT; THENCE NORTH 89°35'01" WEST A DISTANCE OF 390.72 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 89'46'56", A RADIUS OF 339.50 FEET AND AN ARC LENGTH OF 531.99 FEET (CHORD BEARS NORTH 44'41'33" WEST, 479.21 FEET) TO A POINT; THENCE NORTH 0011'55" EAST A DISTANCE OF 27.98 FEET TO A POINT; OUTLOT "N" THENCE SOUTH 89'35'01" EAST A DISTANCE OF 851.03 FEET TO THE POINT OF BEGINNING. BOOTH FARMS. SECOND FILING CONTAINING 283,414 SQUARE FEET OR 6.506 ACRES, MORE OR LESS. REC. 2909675 HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LAND AS PER DRAWING HEREON CONTAINED UNDER THE NAME AND STYLE OF CIMARRON POINTE, A SUBDIVISION OF A PART OF THE TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO. AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE TOWN OF FIRESTONE THE STREETS, AVENUES (AND OTHER PUBLIC PLACES, TRACTS/OUTLOTS) AS SHOWN ON THE ACCOMPANYING PLAT FOR THE PUBLIC USE THEREOF FOREVER AND DOES FURTHER DEDICATE TO THE USE OF THE TOWN OF FIRESTONE AND ALL SERVING PUBLIC UTILITIES (AND OTHER APPROPRIATE ENTITIES) THOSE PORTION OF SAID REAL PROPERTY WHICH ARE SO DESIGNATED AS IT IS EXPRESSLY UNDERSTOOD AND AGREED BY THE UNDERSIGNED THAT ALL THE EXPENSES AND COSTS INVOLVED IN CONSTRUCTING AND INSTALLING SANITARY SEWER SYSTEMS WORKS AND LINES, WATER SYSTEM WORKS AND LINES, GAS SERVICE LINES, ELECTRICAL SERVICE WORKS AND LINES, LANDSCAPING, CURBS, GUTTERS, STREET PAVEMENT, SIDE WALKS, AND OTHER SUCH UTILITIES AND SERVICES SHALL BE GUARANTEED AND PAID FOR BY THE THE SUBDIVIDER OR ARRANGEMENTS MADE BY THE SUBDIVIDER THEREOF WHICH ARE APPROVED BY THE TOWN OF FIRESTONE, COLORADO, 20' ACCESS/PRODUCTION AND SUCH SUMS SHALL NOT BE PAID BY THE TOWN OF FIRESTONE, COLORADO, EXCEPT PRIVATE ROADWAY CURBS, ESMT. REC. No. 2909675 GUTTER AND PAVEMENT AND ITEMS OWNED BY MUNICIPALITY FRANCHISED UTILITIES, OTHER SERVING PUBLIC ENTITIES AND/OR QWEST COMMUNICATIONS, INC., WHICH WHEN CONSTRUCTED OR INSTALLED SHALL REMAIN AND/OR BECOME THE PROPERTY OF SUCH MUNICIPALITY FRANCHISED UTILITIES, OTHER SERVING PUBLIC ENTITIES. AND/OR QWEST N90°00'00"E 262.71 COMMUNICATIONS, INC. AND SHALL NOT BECOME THE PROPERTY OF THE TOWN OF FIRESTONE, COLORADO. ORIGINAL SCALE: 1"=100' 30' DRAINAGE ESMT. ACREAGE: REC. No. 3115812 OUTLOT H CONTAINS 6.28 ACRES OR 273,757 SQUARE FEET MORE OR LESS. OUTLOT "J" OUTLOT I CONTAINS 6.51 ACRES OR 283,420 SQUARE FEET MORE OR LESS. BOOTH FARMS, SECOND FILING REC. 2909675 OWNER OUTLOT H: HALL FAMILY PARTNERSHIP OF FIRESTONE, LLC 3026 4th AVENUE 20' TEMPORARY EMERGENCY (970)-352-6057 35' CONCEPTUAL GRADING TO BE RECORDED BY -AND DRAINAGE ESMT. SEPARATE INSTRUMENT TO BE RECORDED BY SEPARATE INSTURMENT NOTARIAL CERTIFICATE: N00°11'55"E STATE OF COLORADO ) S89°35'01"E COUNTY OF WELD ) L132 THE FORGOING INSTURMENT WAS ACKNOWLEDGED BEFORE ME THIS 9 DAY OF Sept. . 20084 BY COMMISSION EXPIRES: 5/7/07 SREE F R=339.50 20' IRRIGATION PIPELINE/UTILITY ESMT. L=531.99 MY COMMISSION EXPIRES: 5/7/07 SIREE WITNESS MY HAND AND OFFICIAL SEAL. REC. No. 2909675 SCALE 1"=50' $\Delta = 89^{\circ}46'56'$ 20' CWCWD & UNITED 6.51 AC.± CB=S44°41'33E POWER INC. ESMT. 283,420 SF.± \_\_\_ REC. No. 2909675 → CH = 479.216.28 AC.± PUBLIC L122 30' ACCESS/UTILITY ESMT. 273,757 SF.± Cly Commission Expires: 6/1/4 OWNER OUTLOT I: CIMARRON AT BOOTH FARMS, LLC R=410.502808 31ST AVE L=446.4615' UTILITY & Greeley, CO 80631 ൂട ∆=62°18′55″ DRAINAGE ESMT (970)-330-1963 15' IRRIGATION PIPELINE/ REC. No. 3115812 UTILITY ESMT. CB=S30°57'32E REC. NO. 2909675 CH = 424.7869.5' RIGHT-OF-WAY (SEE NOTE 12) NOTARIAL CERTIFICATE: N89°35'01"W 390.72 STATE OF COLORADO ) 28.50 COUNTY OF WELD ) THE FORGOING INSTURMENT WAS ACKNOWLEDGED BEFORE ME THIS $q \, b$ day of sept, 20034 BY Daylas Lockhart MY COMMISSION EXPIRES: 6/1/ MY COMMISSION EXPIRES: BOOTH FARMS SECOND FILING 20' ST. VRAIN SANITATION REC.2909675 REC. No. 2774063 DISTRICT ESMT. REC. No. 2909675 WITNESS MY HAND AND OFFICIAL SEAL." 465.69 20' IRRIGATION PIPELINE/ UTILITY ESMT. FOUND YELLOW \*OUTLOT A\* PLASTIC CAP ↑ REC. No. 2909675 BOOTH FARMS STAMPED: LS 23513 FIRST FILING (THIS POINT ONLY) TOWN CERTIFICATE: My Commission Expires: 5/7/57 REC. 02774067 THIS IS TO CERTIFY THAT THE PLAT OF CIMARRON POINTE, A REPLAT OF A PORTION OF BOOTH FARMS, 20034 AND THAT THE SECOND FILING WAS APPROVED ON THIS DAY OF MAYOR OF THE TOWN OF FIRESTONE, HEREBY ACKNOWLEDGES SAID PLAT UPON WHICH THIS **GENERAL NOTES:** CERTIFICATE IS ENDORSED FOR ALL PURPOSES INDICATED THEREON. ACCESS/UTILITY EASEMENT CURVE TABLE 1. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED LENGTH RADIUS | DELTA |CHORD BEARING CHORD UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH 410.50 4\*11'18" S49°09'18"E DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE 260.00 8°03'48" S04°01'54"W COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. 7**\***19'30" N01\*08'25"E THIS SURVEY DOES NOT CONTITUTE A TITLE SEARCH BY KIRKHAM MICHAEL CONSULTING 265.00 2'31'20" **RECORDERS CERTIFICATE:** ENGINEERS TO DETERMINE OWNERSHIP OF THIS PARCEL OR TO VERIFY THE DESRIPTION SHOWN HEREON, OR THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT PARCELS, OR SE COR, NE 1/4 SEC. 12 T.2N. R.68W. 21/2" 265.00 6\*59'31" THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF WELD COUNTY AT THE TIME OF 265.00 1'35'45" ON THE \_\_\_\_\_ DAY OF THE MONTH OF \_\_\_ 3. TITLE COMMITMENT ORDER NO. LX69589 PREPARED BY WELD COUNTY TITLE COMPANY DATED \_\_\_ A.D. 20\_\_\_\_ IN THE BOOK NUMBERED \_\_\_\_\_, PAGE CAP (ILLEGIBLE) 230.00 8.03,48, MAP \_\_\_\_\_\_, RECEPTION NUMBER AUGUST 4, 2003 AT 7:00 A.M., WAS ENTRELY RELIED UPON FOR RECORDED RIGHTS-OF-WAY, 339.50 7.07.35" S47.24.43"E EASEMENTS, AND ENCUMBRANCES IN THE PREPARATION OF THIS PLAT. 339.50 38'36'30" S70°16'45"E O FOUND BRASS WASHER, STAMPED: PLS 19003. 339.50 44\*02'59" S21\*49'31"E COUNTY CLERK AND RECORDER 5. • FOUND NO. 5 REBAR WITH PLASTIC YELLOW CAP, STAMPED: PLS 19003.



# VICINITY MAP

1"=2000

## GENERAL NOTES CONTINUED:

- 8. EMERGENGY ACCESS IS GRANTED OVER AND ACROSS PLATTED BOUNDARIES OF SAID "OUTLOT H" AND "OUTLOT I".
- 9. THIS PROPERTY ADJOINS ACTIVE AGRICULTURAL LAND USES.
- 10. OUTLOT H AND OUTLOT I ARE SUBJECT TO A 150' WELL SETBACK FROM ALL STRUCTURES. 11. OUTLOT A BEING A PORTION OF BOOTH FARMS SECOND FILING REC. #2909675.
- 12. THE INFORMATION SHOWN IS AS-MEASURED. THE RECORDED PLAT FOR THE REPLAT OF OUTLOTS H, I, J AND N, BOOTH FARMS SECOND FILING CALLS OUT THE FOLLOWING CURVE INFORMATION: R=410.51', L=446.46', Δ=62"18'51", CB=S30°57'32"E, CH=424.78'

### BASIS OF BEARING:

FOR THE PURPOSE OF THIS SURVEY BEARINGS ARE BASED UPON THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEST QUARTER OF SAID SECTION 12, AS BEING MONUMENTED AT THE WEST END WITH A 2 1/2" ALUMINUM CAP, LOCATED IN A RANGE BOX, (PLS IS ILLEGIBLE), AND AS MONUMENTED AT THE EAST END WITH A 2 1/2" ALUMINUM CAP LOCATED IN A RANGE BOX, PLS #28656, AND BEARS SOUTH 89'48'05" EAST.

#### BENCHMARK:

ROA

CDOT MILE POST 240.20, ELEVATION=4868.843 FEET

#### SURVEYOR'S CERTIFICATE:

I ROBERT J. EDERVEEN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THE INFORMATION SHOWN ON THIS PLAT WAS PREPARRED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF IS TRUE AND ACCURATE.

LAND SURVEYOR NO. 37889

ACCES	SS/UTILITY ESM	IT. LINE TABLE	ACCESS/UTILITY ESMT. LINE TABLE			ACCESS/UTILITY ESMT. LINE TABLE		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	92.78	S41°15'51"W	L46	4.50	S05*02'44"W	L91	5.00	N89'35'01"W
L2	174.84	S90°00'00"W	L47	17.22	S8416'00"E	L92	10.00	N00°24'59"E
L3	2.86	S00°00'00"E	L48	5.00	S05°44'00"W	L93	5.00	S89*35'01"E
L4	15.00	N90°00'00"W	L49	38.97	N84*16'00"W	L94	120.23	N00°24°59"E
L5	2.86	N00'00'00"W	L50	117.55	S08*03'48"W	L95	30.69	N44°35'01"W
L6	50.50	N90°00'00"W	L51	8.91	S00°00'00"E	L96	10.12	N89*35'01"W
L7	62.24	N00'00'00"E	L52	84.56	S90°00'00"E	L97	15.30	S00°24'59"W
L8	134.65	N08*03'48"E	L53	NOT	USED	L98	5.00	N89'35'01"W
L9	4.96	N81*56'12"W	L54	NOT	USED	L99	15.30	N00'24'59"E
L10	9.49	N07'03'55"E	L55	5.00	S00'00'00"E	L100	95.55	N89'35'01"W
L11	22.83	N83*03'38"W	L56	112.19	S90'00'00"E	L101	5.00	S00°24'59"W
L12	5.00	N06*56'22"E	L57	78.97	N41"15'51"E	L102	10.00	N89'35'01"W
L13	27.68	S83'03'38"E	L58	18.46	N4518'27"E	L103	5.00	N00°24'59"E
L14	125.06	N02'31'20"W	L59	11.10	S44'41'33"E	L104	36.20	N89'35'01"W
L15	23.12	N00°00'00"E	L60	10.72	N41*50'42"E	L105	16.88	S00'00'00"E
L16	3.86	N90°00'00"W	L61	35.04	N20°07'36"E	L106	5.00	N90°00'00"W
L17	5.00	N00'00'00"E	L62	3.52	N66'31'20"W	L107	16.91	N00'00'00"W
L18	3.86	N90'00'00"E	L63	5.00	N23'28'40"E	L108	12.48	N89'35'01"W
L19	28.97	N00'00'00"E	L64	3.23	S66*31'20"E	L109	39.93	N45'35'01"W
L20	5.00	N90'00'00"W	L65	65.22	N20'07'36"E	L110	15.86	N68'05'01"W
L21	10.00	N00'00'00"E	L66	55.69	N67'07'36"E	L111	6.05	S21'54'59"W
L22	5.00	N90'00'00"E	L67	87.81	S89*35'01"E	L112	5.00	N68'05'01"W
L23	139.38	N00'00'00"E	L68	17.36	N00°11'27"E	L113	6.05	N21'54'59"E
L24	<b>₹8.15</b>	N90.00,00,M	L69	17.24	S89'38'04"E	L114	10.35	N68'05'01"W
L25	5.00	N00.00,00,E	L70	17.37	S0011'27"W	L115	138.89	N89'35'01"W
L26	8 15	N90'00'00"E	L71	127.62	S89*35'01"E	L116	10.93	S00'00'00"E
L27	44.53	N00,00,00,00	L72	42.88	S68°05'01"E	L117	5.00	N90'00'00"W
L28 L29	9 <b>0.4</b> 2, 3.99	S89*48'05"E	L73	33.77 52.04	S45*35'01"E	L118 L119	10.97 10.32	N00°00'00"W
L30	5.00	N0012'57"E	L74	18.57	S89*35'01"E	L120	5.00	N89'35'01"W
L31	3.99	\$89*47'03"E	L76	5.00	N00,00,00,E	L121	10.00	S00°24'59"W
L32	19.56	\$00°12'57"W \$89°48'05"E	L77	18.60	N90°00'00"E S00°00'00"W	L122	5.00	N89'35'01"W N00'24'59"E
L33	6.97	N00°11'55"E	L77	87.08	S89*35'01"E	L123	56.58	N89*35'01"W
L34	10.00	S89'48'05"E	L79	17.90	N00°24'59"E	L124	36.46	S67°07'36"W
L35	6.97	S00"11"55"W	L80	5.00	S89'35'01"E	L125	20.38	S20°07'36"W
L36	8.44	S89°48'05"E	L81	17.90	S00°24'59"W	L126	29.12	S69"18'26"E
L37	30.00	S00"11'55"W	L82	25.55	S89*35'01"E	L127	5.00	S20*41'34"W
L38	103.31	N89*48'05"W	L83	36.46	S44*35'01"E	L128	29.07	N6918'26"W
L39	10.97	S00°00'00"E	L84	6.67	N45*24'59"E	L129	72.60	S20°07'36"W
L40	8.47	N90°00'00"E	L85	10.50	S44°35'01"E	L130	24.22	S41*50'42"W
L41	5.00	S00°00'00"E	L86	6.67	S45*24'59"W	L131	8.41	N89'35'01"W
L42	8.47	N90°00'00"W	L87	8.59	S44'35'01"E	L132	6.08	S49'06'22"E
L43	209.93	S00°00'00"E	L88	158.49	S00°24'59"W	L133	6.00	N40°53'38"E
L44	125.06	S02*31'20"E	L89	30.00	N89*35'01"W	L134	5.98	N49*06'22"W
L45	21.75	S84°57'16"E	L90	15.84	N00°24'59"E	L135	4.56	N41'50'42"E

# OWNER/DEVELOPER

HALL FAMILY PARTNERSHIP CIMARRON AT BOOTH FARMS, LLC OF FIRESTONE, LLC 2808 31ST AVE 3026 4th AVENUE Greeley, CO 80631 Greeley, CO 80631 (970)-330-1963

(970)-352-6057

### TECHNICAL CONSULTANTS

(303) 694-2300

KIRKHAM MICHAEL CONSULTING ENGINEERS 5600 SOUTH QUEBEC STREET, SUITE 200D GREENWOOD VILLAGE, CO 80111

FIRESTONE INFORMATION BLOCK							
NAME OF SUBMITTAL:	CIMARRON POINTE						
TYPE OF SUBMITTAL:	FINAL PLAT						
FILING NUMBER:	N/A						
PHASE NUMBER:	N/A						
SHEET TITLE:	CIMARRON POINTE						
PREPARATION DATE:	01/10/02						
REVISION:	07/23/03						
REVISION:	10/6/03						
REVISION:	4/23/04						
RE √ISION:							
REVISION:							
SHEET1OF1							

OF SAID "OUTLOT H" AND "OUTLOT I".

ACCESS IS GRANTED TO THE HOMEOWNERS ASSOCIATION OVER AND ACROSS PLATTED BOUNDARIES

 
 C12
 338.59
 410.50
 47°15'33"
 \$23°25'52"E

 C13
 77.86
 410.50
 10°52'03"
 \$56°40'58"E
 6. THE ACCESS/UTILITY EASEMENTS AS SHOWN HEREON ARE DESIGNATED FOR ROADS, WATER MAIN AND